Art and Architectural Review Board
Minutes
September 6, 2019
Patrick Henry Building, East Reading Room
1111 East Broad Street, Richmond, VA 23219

1.0 ADMINISTRATION

9:00am

1.1 CALL TO ORDER
Burt Pinnock, Chair
Absent: Thomas Papa, Lindsey Brittain

1.2 PUBLIC COMMENT
AARB Meetings are open for public comment. Rules for public comment can be obtained from the Director, Department of General Services.

1.3 APPROVAL OF MINUTES
Motion: Ian Vaughan
Second: Calder Loth
Passed: 4-0

1.4 OTHER BUSINESS
There will be a 30 minute lunch break at noon

2.0 CONSENT AGENDA

9:10am

2.1 JMU – 705 Oak Hill Demolition

The two-story, 2,420 square foot house is made up of 1,450 square feet of finished space on the ground floor and 970 square feet of finished basement space and 480 square feet of unfinished basement space. The building is bordered by Oak Hill Drive to the south, university- owned properties to the west and north and a privately-owned property to the east. The house was constructed in 1968 and has not been maintained properly to ensure a long life cycle. The house is being demolished for additional green space as the home is in such disrepair. The house at 705 Oak Hill is a split level, typical of the 1960's-1970's architectural style. On the first floor there is a living room, dining room, kitchen, three bedrooms and two bathrooms. The basement floor contains a bedroom, full bathroom, living area and laundry area. The single-car garage is located adjacent to the basement area. 705 Oak Hill Drive includes paints drywall systems that make-up walls and ceilings. Suspect asbestos-containing ceiling finishes including popcorn and spackle type of materials were visually identified during the site inspection. Carpeting, linoleum, ceramic tile and wood flooring are throughout the house. The house has electric baseboard units and window air conditioners. 705 Oak Hill Drive also has two wood fire places located in the first floor and the basement. The house is wood frame construction with a tar shingle roof over wood sheathing with a brick finish.

2.2 VCU – Franklin Street Gym Demolition – Previously presented August 2019

Demolition of the Franklin Street Gymnasium will make way for the construction of new STEM Teaching Laboratory Building on West Franklin Street.

2.3 DCR – Renovate Lakeside Campground, Douthat State Park

The bathhouse must be rehabilitated to serve current needs of park visitors. The building footprint and massing will be preserved, as well as the appearance of the exterior finishes. The existing board and batten siding will be replaced with new board and batten fiber cement siding. The existing composition shingle roof will be replaced with a new composition shake shingle roof. Windows and doors will be replaced with fiberglass windows and doors. Several new doors will be added to access showers and a utility room. The buildings appearance and massing will continue to be compatible with the character of the surrounding park facilities.

2.4 UVA – Modular Units – Alderman Library Renewal

The University proposes to install modular units for Alderman Library staff during the Alderman Library Renewal project. Emptying the University's primary library which holds nearly 2MM books, over 200 staff, and an accumulation of 80 years of decorative and fine arts is already underway. The modular units being presented today are proposed to be adjacent to the recently expanded Ivy Stacks high density book storage. The 40 staff that will be in the modular units will be more efficient doing their work by being near the book collection and a loading dock. The staff in the modular units are catalogers, provide book delivery to campus, and acquisitions.

2.5 VMFA – Pauley Center Re-roofing

Re-Roofing of the Building Wings A, B, D and E at the Pauley Center as well as minor interior repair work. The reroofing portion of the work requires adding secondary drainage resulting in scuppers locations being added to the exterior façade. Please see attached locations/images.

2.6 VMI – Chessie Nature Trail Pedestrian Bridge

This project will construct a new pedestrian bridge over the South River to provide continuity of the Chessie Nature Trail. The Chessie Nature Trail previously crossed the South River utilizing a railroad trestle bridge just upstream of the confluence of the South River and Maury River. In 2003, Hurricane Isabel caused the South River to flood and the bridge was destroyed, therefore severing continuous trail access. The project will also provide an improved gravel vehicle parking area at the north end of the bridge. The proposed pedestrian bridge is half-through modular steel panel truss bridge. The bridge consists of a 6'0" wide treated wood deck that is supported by series of steel beams that span between a set of 7' 6" tall trusses on either side. The trusses will be galvanized steel channels welded together to form 10' 0" long modular panels with X-brace web framing. The bridge will consist of a single span, 230' long, between concrete abutments on either side of the river.

2.7 DGS – Morson Row Renovations – Previously presented April 2019

The goal of the rehabilitation of the Morson's Row is to bring a property that has deteriorated in disuse, back as a functioning asset of the Department of General Services' real estate holdings. This building will primarily be used as office space for various tenants including Commission of the Arts and others yet to be determined.

Other secondary uses will include a check-in area for Capitol Square tours, an event space, and a hospitality suite.

2.8 VSU –Demolition of Daniel Gymnasium

The building is being demolished in accordance with the capital project Demolish / Replace Daniel Gymnasium and Harris Hall 212-18333-000.

2.9 VSU –Demolition of Harris Hall

The building is being demolished in accordance with the capital project Demolish / Replace Daniel Gymnasium and Harris Hall 212-18333-000. The proposed building is being designed on the site of the current Harris Hall.

Comments: 2.2, 2.3, 2.5, 2.8 and 2.9 will need to enter into consultation or need to be reviewed by Department of Historic Resources.

Motion to Approve Consent Agenda: Helen Wilson
Second: Ian Vaughan
Passed: 4-0

3.0 PROJECT REVIEWS

3.1 VT – Undergraduate Science Lab Building – Previously presented December 2018

The Undergraduate Science Laboratory consists of approximately 102,000 gross square feet of new construction at the intersection of West Campus Drive and Perry Street. The purpose of the facility is to provide adequate laboratory and classroom space to support growth in Virginia Tech's undergraduate science programs. Having last constructed a science laboratory building in the early 2000s, the university faces difficulty growing enrollment in these areas with the existing supply of space. The new facility also complements the adjacent New Classroom Building completed in 2016. The most prominent and central component of the program is the Discovery Suite. Located on the first floor, this space is envisioned as a beacon of creativity and innovation. A place where students, faculty, venture partners and others can collaborate on exciting and innovative ideas. This facility will support undergraduate students in science, technology, engineering, and mathematics and health sciences (STEM-H) fields. The laboratory will also provide opportunities for undergraduate students to engage in research opportunities typically available only to graduate students.

Comments: Consider opening the student lawn area to make it more accessible for student engagement.

Motion for Final Approval: Helen Wilson
Second: Calder Loth
Passed: 4-0

3.2 VT – Student Wellness Improvements – Previously presented December 2018

Student health and wellness is a foundational component of academic success. As such, Virginia Tech seeks to further enhance its wellness offerings through

approximately 263,000 gross square feet of renovation and new construction at War Memorial and McComas Halls. When completed, the two buildings will provide students with a number of resources for physical and mental well-being. These include improved exercise and recreational sports facilities and renovations to the Schiffert Health Center. The project also provides for improved office spaces for the School of Education and the Department of Human Nutrition, Foods, and Exercise. Improved classroom and collaboration space will be shared. The Cook Counseling Center will be accommodated in leased space.

Motion for Final Approval: Burt Pinnock
Second: Ian Vaughan
Passed: 4-0

3.3 VT – Dietrick Hall Enclosure & Spirit Plaza

This project will create a vibrant hub of campus activity by augmenting existing outdoor spaces and dining venues at this location. The new Spirit Plaza design will allow for a variety of both large and small-scale outdoor activities such as game day celebrations, food truck rodeos, and outdoor concerts. The project also encloses approximately 5,000 square feet of existing open-air space to add 200 new dining seats to the campus inventory. Server capacity will also be expanded at DXpress and Deet's Place, and a new grab-and-go marketplace will be created. The interior renovation and addition will see the addition of 200 seats of dining capacity. In addition, the project will also improve the capacity, circulation, and appearance of multiple existing venues. These include the DXpress grill, a central "grab n' go" style market and convenience store, and Deet's Place espresso and coffee shop. The new Spirit Plaza and landscaping will provide areas for student gatherings of a range of sizes and serve as a "stage for everything". A majority of the project square footage focuses on exterior spaces. The new Spirit Plaza will cover a total of 35,200 square feet. Interior renovations and enclosure total 18,100 square feet.
Comments: Consider a possible amphitheater area and attention to landscape details versus foot traffic in the proposed area.

Motion for Preliminary Approval: Burt Pinnock
Second: Ian Vaughan
Passed: 4-0

3.4 VT – Merryman Center Weight Room Renovation & Expansion – Previously presented July 2019

The project helps to create an athletic quad-like experience centered on the outdoor practice field. Consisting of an expanded weight room, classroom meeting spaces, and grab 'n go dining, the project adds to a network of support spaces for student-athlete preparation and training. This expanded capacity enhances off-the-field training opportunities necessary for successful performance in competition. The project consists of seven key program elements. The major element is the renovated weight room (approximately 12,700 square feet). By combining two previously separated spaces, the renovation will expand strength and conditioning opportunities with new workout equipment and stations, as well as improved space for circulation between the stations. Position meeting rooms (approximately 4,400 square feet) will enable position-focused player meetings for game preparation and review. Directly adjacent

to the weight room, coaches' offices (approximately 1,250 square feet) will facilitate off-the-field interaction with players. The project will also contain a small grab 'n go food service option (at approximately 650 square feet). Remaining space is devoted to entryway, circulation, and support spaces. The existing landscape around the Merryman Center will remain.

Motion for Final Approval: Helen Wilson
Second: Ian Vaughan
Passed: 4-0

3.5 VCCS – Piedmont Virginia Community College – Construct Advanced Technical Training Center – Previously presented July 2019

The project is a 45,000 gross square foot facility, housing an advanced technical training center and various student support functions. The building will range from two to three levels, with a steel and composite slab primary structure, and an exterior envelope comprised of face brick, metal panel, and storefront glazing. All roof areas will be low-slope assemblies, either single-ply membrane or metal roofing. Raised parapets will be employed in some places.

Motion for Final Approval: Helen Wilson
Second: Burt Pinnock
Passed: 3-1 (Loth Abstained)

3.6 VCCS – Northern Virginia Community College – Renovate Seefeldt Building – Previously presented April 2019

The Seefeldt building was constructed in two phases in 1978 and 1990, totaling 141,465 gross square feet. The Phase I envelope is stucco on metal studs, and the Phase II envelope is EIFS wall panels. The building contains classrooms, administrative space, offices, labs, library, and cafeteria. This project will be a comprehensive renovation that will include reconfiguration and modernization of all spaces, new finishes, ceilings, flooring, casework and replacement of all major building components. The design for renovation will include an analysis of the building envelope and slab for moisture infiltration. The scope will include such items as replacing or modifying plumbing and electrical and lighting systems, building automation, fire/life safety systems, energy efficiency, ADA compliance and replacing heating, ventilating, and air conditioning (HVAC) units and distribution. Necessary enhancements also include addition of an emergency generator, and upgrades to the technology infrastructure. Doors, windows, louvers and other building envelope penetrations will be replaced with energy efficient components. The entire envelope will be re-worked and repaired as necessary. New exterior canopies will be provided at the existing entrance and the new entrance, and 3 new elevators will be added at the exterior walls of the building.

Motion for Final Approval: Ian Vaughan
Second: Helen Wilson
Passed: 4-0

3.7 ODU – New Health Sciences Building, Phase I

The proposed New Health Sciences Building is a 126,154 gsf, 3 story building with an additional roof level mechanical penthouse. The enclosure is designed to tie back to

the existing fabric of materiality on campus. The building skin utilizes ODU brick, precast, curtain wall, and metal panel, the building is composed into a base, middle, top rhythm, creating a harmonious proportion around the entire perimeter.
Comments: Consider the geometry of the site and the location in proximity to the main entrance doors. Consider realigning pathway leading to entrance doors.

Motion for Preliminary Approval: Burt Pinnock
Second: Helen Wilson
Passed: 4-0

3.8 UMW – Virginia Hall Renovation

Virginia Hall is a 3 story Dormitory with a basement on the South end; it was constructed in 3 separate phases- North (1914 – Charles M. Robinson, Architect), Center (1926– Charles M. Robinson, Architect) and South (1935 – J. Binford Walford, Architect). For a History of the building, see the draft Historic Report by UMW in the Appendix. Virginia Hall has concrete foundation walls, exterior brick bearing walls, cast-in-place concrete interior columns and beams supporting a cast-in-place concrete corridor floor system with non-combustible floor systems spanning from the corridor structure to the exterior walls. The non-corridor floor systems vary with each era of construction- clay tile (1914), 'metal lumber"- cold formed metal framing (1926) and steel bar joist (1935). The roof framing is lumber. The original building has been modified very little over time (bathroom renovations and sprinkler in the 1950s, a reconstruction of the North porch including an ADA ramp in the 80's, electrical service in the 1990's, and minor, miscellaneous small alterations, lighting and ceiling finish replacements). Virginia Hall retains most of its original finishes and millwork. The Historic character of the building remains mostly unchanged; our understanding is that Virginia is one of the more popular dorms on campus. Train Architects and Newman Architects recently completed a programing/study phase with UMW and Residential Life to develop concepts for program spaces, bathrooms and other elements. Those studies serve as the basis for the program shown in the schematic design- and the changes are intended to provide accessibility - a new elevator, a ramp on the South Portico and more accessible bathrooms - as well as increased social interaction- additional informal assembly areas (loose tables and chairs), gang ('spa') bathrooms instead of existing en-suite bathrooms. Other than the elevator, a significant part of the renovation is the insertion of new MEP/FP systems into the existing building. Mechanical includes air conditioning and fresh air supply which the building does not have now. The Architectural intent is to route new systems so not as to adversely impact the original configuration. Services (piping and fresh air ducts) will be run vertically where possible to avoid lowering ceiling heights. Architectural interventions are limited to preserve existing finishes and to keep the project to a level 2 alteration under the Virginia Existing Building Code. In keeping with the significance of the building to the University, the project is conceived with preservation as a guide to exterior and interior work, with the goal to maintain the appearance and appeal of the existing building and to carefully incorporate interventions to meet modern programmatic requirements. On the interior of the building, the existing finishes will be repaired and/or matched as required by the extent of the renovation and the particular in situ circumstance. This includes plaster walls, wood floors in the rooms, tile in the bathrooms and terrazzo in the corridors. The profiles and proportions of interior millwork elements will be used in new work. Bathrooms and the basement spaces have discreet separations from the historic portions of the building and have the potential to be 'new' and differentiated from the existing architecture. The exterior of the building has been well-maintained by the University and does not require

extensive masonry restoration or rehabilitation. Some repair is required at porches (West and South), where there has been water damage, or where earlier repairs have compromised the historic character of the architecture (South porch). Some brick re-pointing and minor masonry repair will be required. Windows will be replaced in the 1914, and 1926 portions of the building for envelope improvement. Windows in the 1935 portion of the building will be replaced selectively on the North elevations of the 1935 segment only. Windows on the East and West and Ball Circle elevations of the 1935 part of the building will be restored. A new series of minimal ramps to and on the South porch will make the Ball Circle entrance accessible. There will be a new stair up from the basement area on the East side- this will require a new areaway in the South corner of the East Courtyard. On the East side of the 1914 segment of the building, there will be a new entryway that will recreate a previous entry in that location; this will serve as the entry to the faculty apartment. There will be a new areaway off the North porch to access mechanical equipment. On the roof, there will be new dormers for mechanical exhaust and intake for fresh air, and the balustrade will be replaced. The rubber membrane roof around the existing standing seam roof will be replaced. Site work will include replacement of a steam line. Also, a mechanical enclosure with a brick wall is planned remote from the building, West of the sidewalk on the West side, in the landscape by the large trees.

Comments: Recommendation to look at what can be done with the mechanical enclosure, mitigate the ramp accessibility and stay in close proximity with DHR and keep them informed of progress.
Motion for Preliminary Approval: Burt Pinnock
Second: Helen Wilson
Passed: 4-0

3.9 VSU – New Construction – Academic Commons

The Virginia State University (VSU) Demolish /Replace Daniel Gym & Harris Hall project will bring together the departments and programs in the College of Education and the College of Humanities and Social Sciences into a unified Academic Commons Building, to be located in the heart of campus. Departments include History and Philosophy, Military Science, Languages and Literature, Social Work, Mass Communications, among others. Technical spaces include a Gymnasium, Swimming Pool, ROTC spaces, and a Black Box Theater. The Schematic Design proposes locating these spaces within a single 173,000 gsf building on the site bounded by University Drive to the west, Carter Woodson Avenue to the east, and adjacent to the Hunter-McDaniel Building to the north and Singleton and Owen Halls to the south. The site currently has Harris Hall at its eastern edge, which will be demolished to make room for the project.
Comments: Consider reducing the volume of metal on the gymnasium side of building.

Motion for Preliminary Approval: Helen Wilson
Second: Ian Vaughan
Passed: 4-0

3.10 VSU – New Construction – Ceramics Building (Art Building Annex)

The Virginia State University (VSU) Demolish /Replace Daniel Gym & Harris Hall project will replace an existing Ceramics Studio and Photography Darkroom residing in Harris Hall as a free standing 2,000 gsf Ceramics Studio Art Building Annex containing studio space, kilns, and a darkroom that will be constructed adjacent to the existing arts

building, Fauntleroy Hall. The project is meant to enhance the overall visibility and recruitment potential for the art program at VSU.

Comments: Consider expanding the landscape and social space.

Motion for Preliminary Approval: Helen Wilson
Second: Burt Pinnock
Passed: 4-0

4.0 ANNOUNCEMENTS

**Next AARB Meeting is Friday, October 2, 2019. EAST READING ROOM, Patrick Henry Building.

5.0 MEETING ADJOURNED

Burt Pinnock, AARB Chair

for Joe Damico, DGS Director — Sandra Gill, Deputy Director